



CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

AGENDA ITEM NO. VII-A
DATE: November 2, 2009
ACTION: _____

(Complete audio and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Monday October 19, 2009

Nancy Johnson, Chairperson
Vice-Chairperson Gerald Luhr
Commissioner Michael Lucas
Commissioner John Diodati
Commissioner Jamie Irons
Bruce Ambo, Secretary

I. CALL MEETING TO ORDER

Chair Johnson called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Genene Lehotsky led the Pledge of Allegiance.

III. ROLL CALL

Chair Johnson asked that the record show all Commissioners present.

IV. ACCEPTANCE OF AGENDA

MOTION: Lucas, Luhr 2nd to continue Permit UPO-140, 575 and 591 Embarcadero Road to the November 2, 2009 meeting. VOTE: 5-0

Chair Johnson noted that the Agenda indicated 595 and 591 Embarcadero rather than the actual addresses of 575 and 591 Embarcadero, as correctly stated in the Motion.

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

Bruce Ambo introduced Genene Lehotsky, Associate Planner, and reported that on October 12, 2009 the City Council:

- Adopted a Resolution to surplus the former Anthony's Restaurant on Market Street, and the City owned parcel which is a parking lot on Northeast corner of Market and Pacific.

On October 26, 2009 City Council will:

- Follow up on discussion of Land Uses South of Tidelands (Recreational versus Commercial boat use)
- Hear an update on the Mandatory Water Conservation Measures
- Hear a report on the Affordable Housing Application Fee
- Discuss a listing for the City web page for notification on selected topics

Mr. Ambo shared that the City Council is interested in having a CEQA workshop at the upcoming Joint City Council/Planning Commission meeting on November 30, 2009.

Chair Johnson asked if the agenda item identified for discussion of land uses south of Tidelands Park would be a public hearing. Mr. Ambo confirmed that it will.

VI. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

Chair Johnson opened the Public Comment. Seeing no further comments, Chair Johnson closed the Public Comment.

VII. CONSENT CALENDAR

A. Approval of revised minutes from hearing on October 5, 2009

The following revisions were requested:

- Item 6a, “If staff did **not** want to put something on the Agenda.....”
- Mr. Irons abstained from approval of the previous minutes as he did not attend the meeting. Revise Vote to read “4-0”.
- Revise Public Comment to read, “Seeing no further comments,.....”

Chair Johnson discussed and reached consensus for approval of the minutes as reviewed. VOTE: 5-0

VIII. PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

IX. FUTURE AGENDA ITEMS

- A. Downtown Visioning (Planning Commission Subcommittee).
- B. Restrictions/rules on installing gates on driveways for residential and commercial properties.
- C. Research information on allowing front porches within the front setback.

X. PUBLIC HEARINGS

- A. **Site Location:** Citywide
Applicant: City of Morro Bay
Request: Review and provide a recommendation to the City Council for adoption of the Housing Element update as modified by the State Department of Housing, and Community Development.
Recommended CEQA Determination: Adopt Negative Declaration.

Staff Recommendation: Forward a favorable recommendation to the City Council to approve the Housing Element Update as modified by the State Department of Housing and Community Development and adopt the Negative Declaration.

Staff Contact: Kathleen Wold, Senior Planner, 772-6211

Ms. Wold introduced Jennifer Gastelum of PMC who made the presentation.

Ms. Gastelum presented requirements for the five (5) year update and the purpose of the Regional Housing Needs Allocations. She confirmed the format of the Draft Housing Element has not changed and reviewed the various document components:

- Housing Needs Assessment
- Land Inventory
- Regional Housing Need Allocation (RHNA)
- Review and Update of Previous Housing Element Programs
- New Housing Element Programs

Ms. Gastelum reviewed the submittal schedule, and provided a brief overview of the comments received from the State Department of Housing and Community Development. The current proposal is to have City Council adopt the Housing Element with the proposed changes by the at the November 9, 2009 meeting. Receipt of the submittal by HCD will begin the 90 day certification period.

Comments were received and responded to on the following topics:

- Small lot development policies/incentives.
- Additional analysis on Non-Residential sites.
- Cumulative impact of Development Standards on cost and supply of housing.
- Processing and procedure timing.
- Promotion of strategies to address Climate Change and Energy Conservation.
- Analysis of the Inclusionary Program as a potential government constraint.
- Revision of programs to include numerical objectives as appropriate.
- Clearly indicate incentives for small lot consolidation.
- Clearly indicate how the City will encourage the development of Single Room Occupancies.
- Add programs to address and remove or mitigate governmental constraints.
- Describe efforts to circulate Housing Element among low income/moderate income households and organizations that represent them.

Ms. Gastelum reiterated a request for comments and approval to submit the Housing Element and proposed changes to the State Department of Housing and Community Development.

The Commissioners addressed their questions and comments to Ms. Gastelum and Staff. Revisions were recommended. (See “Planning Commission Comments, Exhibit A”.

Chair Johnson opened the Comment Period.

Mr. Diodati was interested to learn that particular types of mobile home renovation or replacement could add to the affordable housing stock and would like to see a new program offering incentives for the upgrade of Mobile Homes to more permanent structures, especially when benefitting visual aesthetics along Highway 1. A number of Commissioners expressed support for the concept.

Mr. Luhr addressed the impacts of market forces to housing programs stating that builders are taking the brunt, citing FHA and insurance requirements as examples.

Mr. Irons suggested that Housing Program H-31.2, which addresses educating the Planning Commission and City Council on the benefits of affordable housing, might be a consideration for the upcoming Joint Meeting.

Chair Johnson cautioned current and future Commissioners to review the table defining low income unit limits so that they are knowledgeable about what that definition is. Consideration should be given to when incentives are offered.

All Commissioners commented on the benefit and high quality of the document.

MOTION: Diodati, Lucas 2nd to:

- A) Provide a favorable recommendation to the City Council to approve the Housing Element as modified, including recommended changes; and
- B) Adopt the Negative Declaration with the changes to the comment letter; and
- C) Consider including incentives for developer's who would substantially rehabilitate mobile homes.

VOTE: 5-0

B. Site Location: 575 & 591 Embarcadero Road, WF/PD//S.4 Zone

Applicant: Smith Held

Request: Precise Plan for Conditional Use Permit UPO-140 to demolish existing residential, retail, and related decking development and construct a new mixed-use project including two retail spaces, six hotel suites, public lateral access and associated improvements. This site is located within the original jurisdiction of the California Coastal Commission.

CEQA Determination: Adopted Mitigated Negative Declaration

Staff Recommendation: Conditionally Approve.

Staff Contact: Genevieve Lehotsky, Associate Planner, 772-6270

This item was continued during the Acceptance of the Agenda review.

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

Mr. Luhr asked for clarification whether additional agenda items are being accepted for the Joint City Council/Planning Commission meeting. Mr. Ambo responded he was not certain, only that a request was made for a CEQA Workshop. He will follow up and provide a response.

Chair Johnson asked if the CEQA workshop would be in place of the future planning item related to CEQA guidelines update. Mr. Ambo confirmed it was not, and that the guidelines update is actually a more in depth project.

XII. NEW BUSINESS

A. None.

XIII. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Monday, November 2, 2009 at 6:00 p.m.

Nancy Johnson, Chairperson

ATTEST:

Bruce Ambo, Secretary